

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fall River

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	50	+ 8.7%	242	241	- 0.4%
Closed Sales	40	35	- 12.5%	202	208	+ 3.0%
Median Sales Price*	\$307,500	\$357,000	+ 16.1%	\$285,500	\$340,000	+ 19.1%
Inventory of Homes for Sale	60	25	- 58.3%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	62	28	- 54.8%	67	35	- 47.8%
Percent of Original List Price Received*	99.8%	104.9%	+ 5.1%	98.5%	102.6%	+ 4.2%
New Listings	45	51	+ 13.3%	266	256	- 3.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

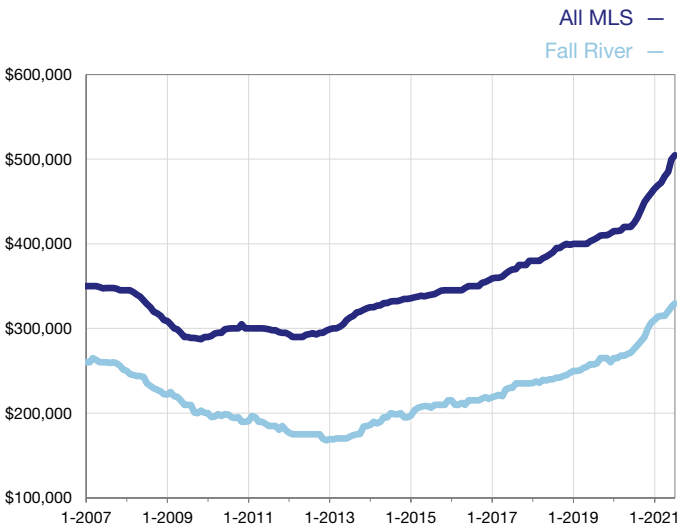
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	14	0.0%	58	76	+ 31.0%
Closed Sales	8	12	+ 50.0%	50	72	+ 44.0%
Median Sales Price*	\$212,000	\$268,000	+ 26.4%	\$165,050	\$219,450	+ 33.0%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	3.2	2.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	63	39	- 38.1%	37	32	- 13.5%
Percent of Original List Price Received*	98.4%	100.2%	+ 1.8%	96.5%	99.2%	+ 2.8%
New Listings	17	22	+ 29.4%	89	89	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

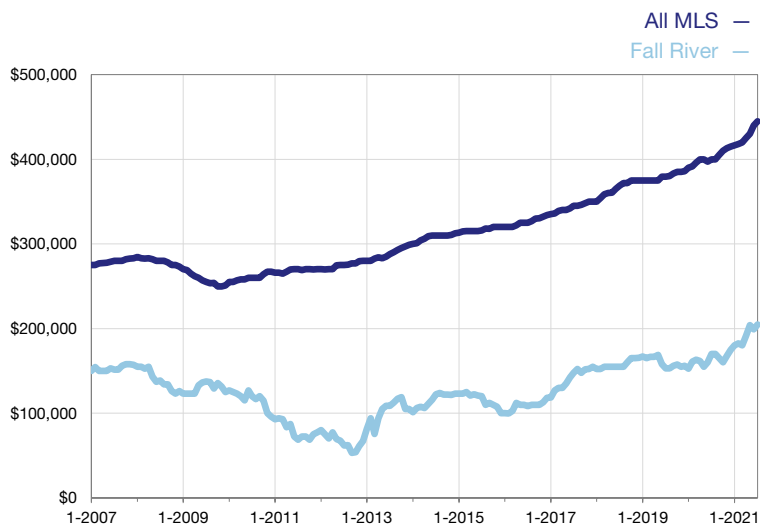
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Freetown

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	8	- 11.1%	58	53	- 8.6%
Closed Sales	8	8	0.0%	52	48	- 7.7%
Median Sales Price*	\$355,000	\$467,450	+ 31.7%	\$392,750	\$402,500	+ 2.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	88	18	- 79.5%	88	31	- 64.8%
Percent of Original List Price Received*	95.9%	104.6%	+ 9.1%	95.3%	100.7%	+ 5.7%
New Listings	6	12	+ 100.0%	48	66	+ 37.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

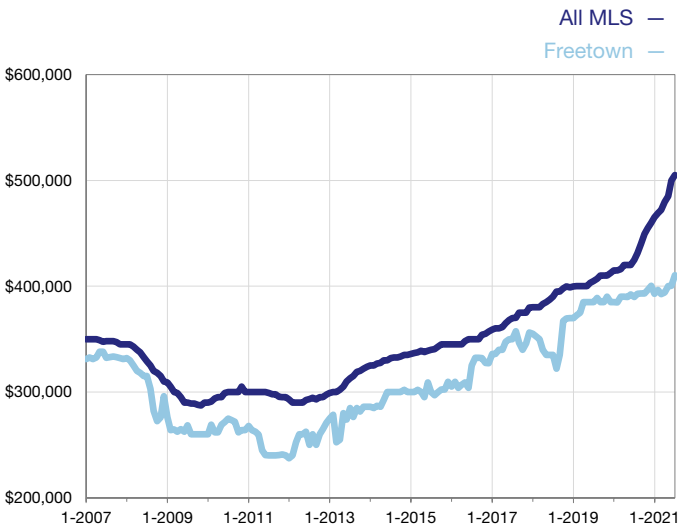
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	2	--
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$310,000	--	\$0	\$277,500	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	23	--	0	20	--
Percent of Original List Price Received*	0.0%	106.9%	--	0.0%	105.6%	--
New Listings	0	0	--	1	2	+ 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

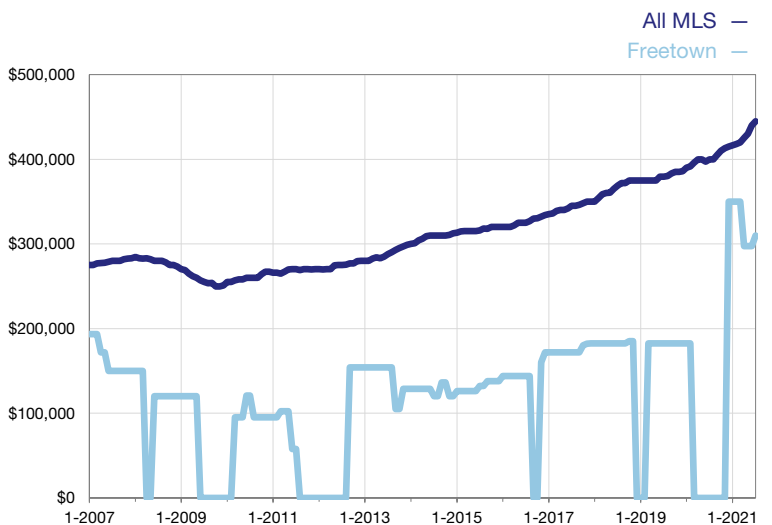
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Middleborough

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	37	23	- 37.8%	172	152	- 11.6%
Closed Sales	31	28	- 9.7%	138	139	+ 0.7%
Median Sales Price*	\$400,000	\$392,500	- 1.9%	\$362,500	\$425,000	+ 17.2%
Inventory of Homes for Sale	41	12	- 70.7%	--	--	--
Months Supply of Inventory	1.9	0.5	- 73.7%	--	--	--
Cumulative Days on Market Until Sale	53	27	- 49.1%	61	32	- 47.5%
Percent of Original List Price Received*	98.1%	102.7%	+ 4.7%	97.2%	101.5%	+ 4.4%
New Listings	30	23	- 23.3%	190	160	- 15.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

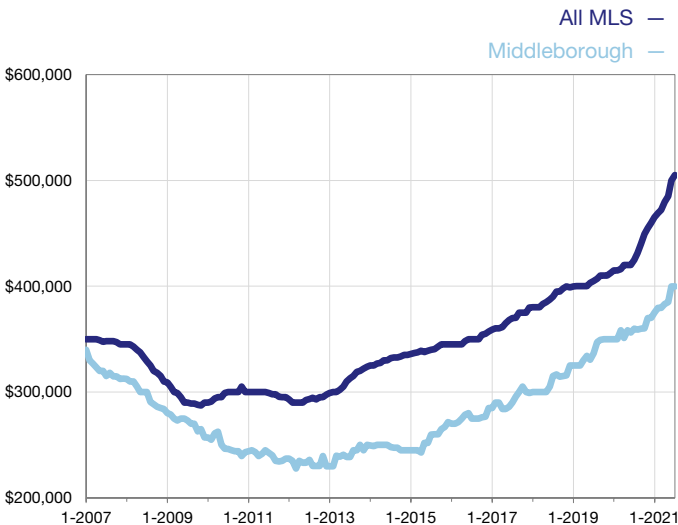
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	8	14	+ 75.0%
Closed Sales	2	1	- 50.0%	6	14	+ 133.3%
Median Sales Price*	\$297,500	\$299,000	+ 0.5%	\$357,500	\$313,950	- 12.2%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	3.0	0.7	- 76.7%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 81.8%	13	35	+ 169.2%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	99.8%	99.0%	- 0.8%
New Listings	6	2	- 66.7%	15	14	- 6.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

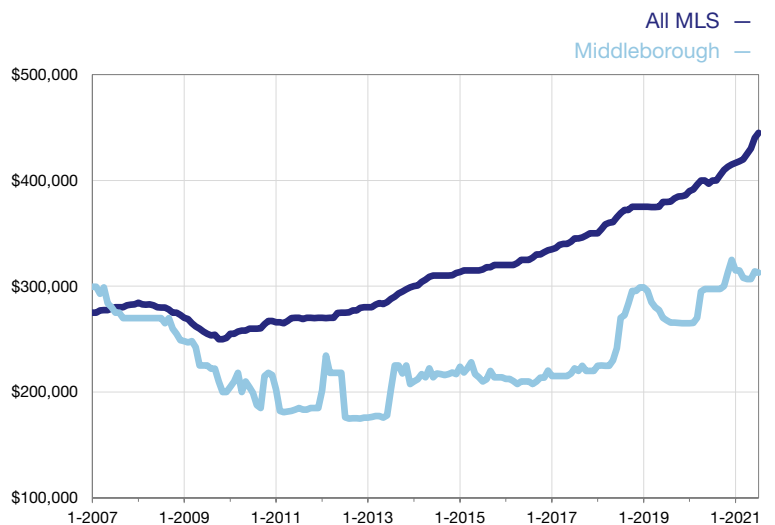
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Somerset

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	22	25	+ 13.6%	140	133	- 5.0%
Closed Sales	37	24	- 35.1%	130	121	- 6.9%
Median Sales Price*	\$320,500	\$407,500	+ 27.1%	\$322,500	\$370,000	+ 14.7%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	42	18	- 57.1%	49	28	- 42.9%
Percent of Original List Price Received*	101.4%	106.0%	+ 4.5%	98.9%	102.8%	+ 3.9%
New Listings	23	37	+ 60.9%	144	144	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

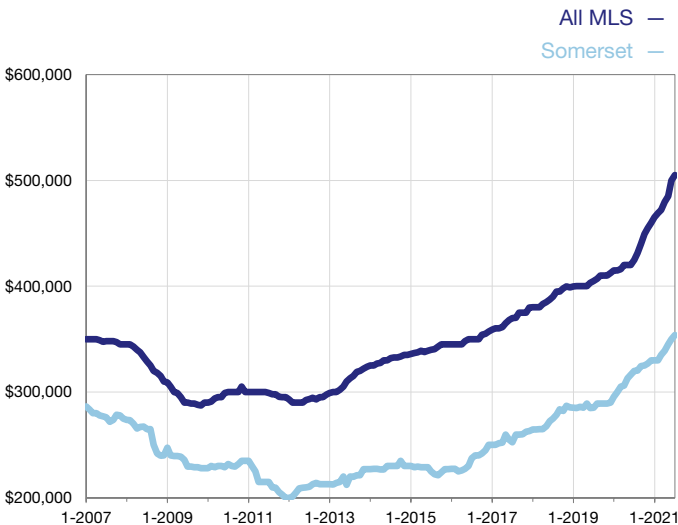
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$269,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
New Listings	0	0	--	0	0	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

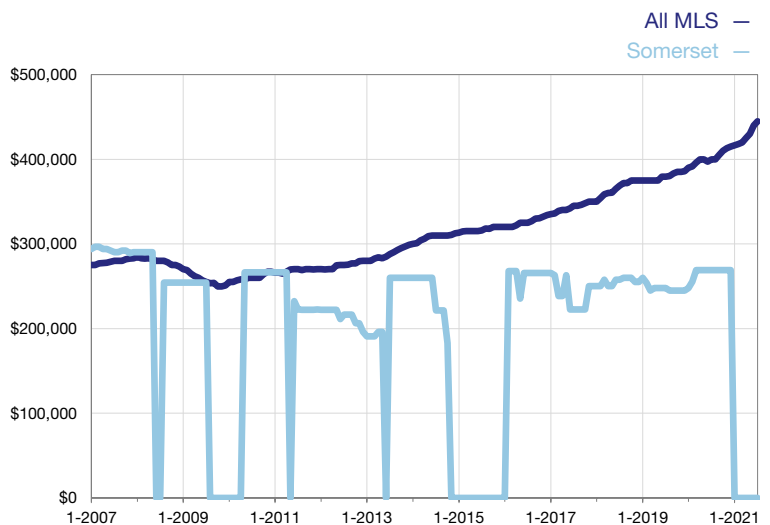
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Swansea

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	23	0.0%	126	95	- 24.6%
Closed Sales	20	11	- 45.0%	103	88	- 14.6%
Median Sales Price*	\$340,000	\$445,000	+ 30.9%	\$333,500	\$377,500	+ 13.2%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	48	14	- 70.8%	67	29	- 56.7%
Percent of Original List Price Received*	100.3%	105.9%	+ 5.6%	97.9%	102.6%	+ 4.8%
New Listings	23	23	0.0%	152	129	- 15.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

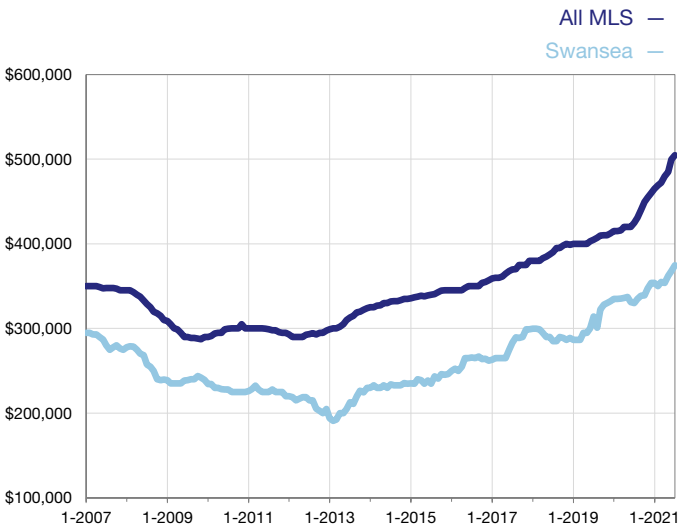
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$138,000	\$295,000	+ 113.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	229	23	- 90.0%
Percent of Original List Price Received*	0.0%	0.0%	--	72.7%	100.0%	+ 37.6%
New Listings	0	0	--	0	1	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

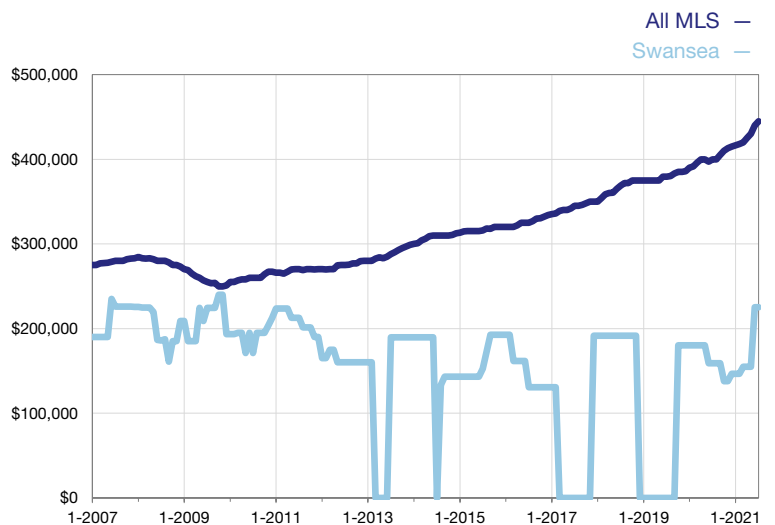
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Westport

Single-Family Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	20	18	- 10.0%	112	104	- 7.1%
Closed Sales	25	18	- 28.0%	101	89	- 11.9%
Median Sales Price*	\$469,900	\$557,000	+ 18.5%	\$419,900	\$500,000	+ 19.1%
Inventory of Homes for Sale	49	31	- 36.7%	--	--	--
Months Supply of Inventory	3.4	2.1	- 38.2%	--	--	--
Cumulative Days on Market Until Sale	56	25	- 55.4%	88	34	- 61.4%
Percent of Original List Price Received*	95.1%	99.9%	+ 5.0%	93.7%	100.8%	+ 7.6%
New Listings	29	24	- 17.2%	130	121	- 6.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

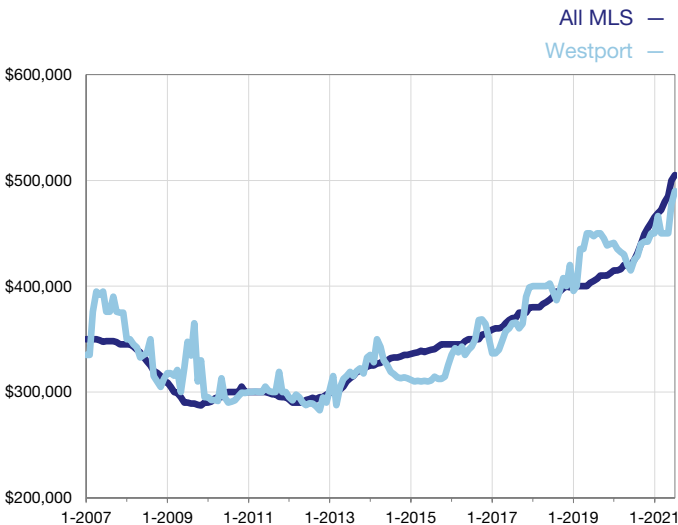
Condominium Properties

Key Metrics	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	5	+ 400.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$374,000	\$389,500	+ 4.1%	\$374,500	\$333,000	- 11.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	43	11	- 74.4%	32	69	+ 115.6%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.8%	100.7%	- 0.1%
New Listings	0	1	--	1	4	+ 300.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

